



TAKE 5 OIL CHANGE

SNELLVILLE, GEORGIA (ATLANTA MSA)

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$2,182,000 | 5.50% CAP RATE

- » New 15-year Absolute NNN Lease with Rare 2% Annual Rental Increases
 - » Depreciable Asset
- » Signalized, Hard-Corner Location Next to New Lidl Grocery Store
 - » Excellent Visibility and Access to 75,800 Vehicles Per Day
 - » Large 5,000 SF Building with Eight Bays on 1.2 Acres
- » Seven Miles from Stone Mountain Park, the Second-Most-Visited Tourist Attraction in the Southeast (Over 5 Million Annual Visitors)
- » Large, Affluent Customer Base
 - » 149,475 Residents Within a Five-Mile Radius
 - » Average Household Income of \$99,626 Within Five Miles
- » Take 5 Oil Change (607 Units) is a Subsidiary of Driven Brands, Inc. (\$3.1 Billion in Annual Revenue)



ACTUAL SITE

TABLE OF CONTENTS



INVESTMENT SUMMARY

AERIALS

SITE PLAN

TENANT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

DEMOGRAPHIC PROFILE

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	3861 Stone Mountain Highway, Snellville, GA		
PRICE	\$2,182,000		
CAP RATE	5.50% return		
NOI	\$120,000		
TERM	15 years		
RENT COMMENCEMENT	February 17, 2021		
LEASE EXPIRATION	February 16, 2036		
RENTAL INCREASES	2% rental increases every year		
	YEAR	RENT	RETURN
	1	\$120,000	5.50%
	2	\$122,400	5.61%
	3	\$124,848	5.72%
	4	\$127,345	5.84%
	5	\$129,892	5.95%
	6	\$132,490	6.07%
	7	\$135,139	6.19%
	8	\$137,842	6.32%
	9	\$140,599	6.44%
	10	\$143,411	6.57%
	11	\$146,279	6.70%
	12	\$149,205	6.84%
	13-17 (Option 1)	2% Yearly Increases	TBD
	17-21 (Option 2)	2% Yearly increases	TBD
YEAR RENOVATED	2021		
BUILDING SF	5,000 SF		
PARCEL SIZE	1.2 acres (52,054 SF)		
LEASE TYPE	Absolute NNN lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		

ABSOLUTE NNN LEASE WITH SCHEDULED RENTAL INCREASES

- » Subsidiary of Driven Brands, Inc. (4,100+ units with over \$3.1 billion in annual sales)
- » 15-year absolute NNN lease with no landlord responsibilities
- » Rare 2% rental increases every year in initial term and option periods, providing a hedge against inflation
- » Tenant is responsible for maintaining the entire property, including the roof, structure, foundation, parking lot, and landscaped areas
- » Fee simple lease structure

HIGH-TRAFFIC LOCATION IN DENSE RETAIL CORRIDOR

- » Signalized hard-corner location along U.S. Route 78/Stone Mountain Highway, Snellville's primary thoroughfare, with excellent visibility and access to 75,800 vehicles per day directly in front of the property
- » Seven miles from Stone Mountain Park, the second-most-visited tourist attraction in the Southeast (over five (5) million annual visitors)
- » Surrounded by a strong mix of local and national retailers, including Lidl, City Farmers Market, The Home Depot, Burlington, PetSmart, Office Depot, Walgreens, LongHorn Steakhouse, Red Lobster, and many more
- » Located 20 miles from Downtown Atlanta, the most populous city in Georgia (498,715 population)

CENTRAL LOCATION WITH STRONG CUSTOMER BASE

- » 149,475 residents live within a five-mile radius
- » High average household income of \$99,626 within five miles of the property
- » Projected average annual household income increase of 13 percent over the next five years, poising Snellville and Take 5 Oil Change for significant concurrent growth
- » Surrounded by several single family housing developments and townhouse/apartment complexes

DYNAMIC TENANT SERVING A PRACTICAL NEED

- » Drive-thru oil change in less than 5 minutes, with customer remaining in car
- » Take 5 is experiencing explosive growth with continued aggressive expansion plans



Alexander Park



WC Britt
Elementary School
(660 students)

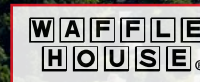
South Gwinnett
High School
(2,568 students)

Snellville
Middle School
(940 students)



78 / Stone Mountain Highway
(75,800 AADT)

NEW CONSTRUCTION
(74 single family homes)



Veracruz Drive
Southwest



The Views at Jacks Creek
(259 units)



Georgia State University (32,082 students) DOWNTOWN ATLANTA (22 miles)



amazon.com[®]
(1,000 employees)

Stone Mountain Park
(5+ million annual visitors)

Walmart[®]
Supercenter

bealls[®] BIG
OUTLET[®] LOTS!

Advance
Auto Parts

ihop

LOWE'S

LAKE LUCERNE

Office DEPOT

Days Inn[®] McDonald's[®]
TACO BELL[®] BURGER KING[®]

In
Town
SUITES
(103 rooms)

THE HOME
DEPOT[®] PET SMART[®]
PEP BOYS[®]

Burlington[®]
DOLLAR TREE[®]
MAVIS
DISCOUNT
TIRE[®]
PEP BOYS[®]
Moe's[®]
southwest grill[®]
SUBWAY[®]
3'S

Mountain View Village

CHASE

CITY
FARMERS MARKET

Chevron[®] LONGHORN[®]
STEAKHOUSE

The Views at Jacks Creek
(259 units)

PIZZA
PAPA JOHN'S[®]
Better Ingredients.
Better Pizza.[®] Shell

Red Lobster

Veracruz Drive
Southwest

FAMOUS
Botanigles[®]
"chicken 'n biscuits"

DUNKIN'[®] ZAXBY'S[®]

WAFFLE
HOUSE[®]

Stone Mountain Highway
(75,800 AADT)
78

Mobil

Walgreens

TAKE
5[®]
DURANGO

LIDL

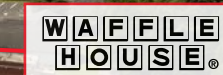
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The Views at Jacks Creek
(259 units)



Stone Mountain Park
(5+ million annual visitors)



Veracruz Drive
Southwest



78 / Stone Mountain Highway
(75,800 AADT)



Veracruz Drive
Southwest



Stone Mountain Highway
(75,800 AADT)



SITE PLAN

WAFFLE
HOUSE®

**TAKE
5**
OIL CHANGE

5,000 SF

POLE SIGN



VERACRUZ DRIVE SOUTHWEST

U.S. ROUTE 78/STONE MOUNTAIN HIGHWAY



TENANT SUMMARY



Established in 1984, Take 5 Oil Change® is a quick lube franchise under Driven Brands™ featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and four ancillary services such as air filter, wiper blade changes, and transmission and radiator fluid replacements. Take 5 has over 600 company-owned and franchised service centers throughout the United States and Canada.

On February 21, 2019, Take 5 Oil Change announced a strategic franchise growth initiative to increase its presence across the United States. In the last 18 months, the brand signed multi-unit development deals for an additional 120 locations. In 2019, the one-of-a-kind oil change concept has plans to open 30 franchise stores and anticipates inking multiunit franchise agreements representing the sale of 140 locations. As Take 5 grows, it is awarding franchise opportunities to qualified multi-unit owners and groups seeking to add a successful segment to their portfolio. The average Take 5 store reports annual sales of \$1.2 million.

For more information, please visit www.take5oilchange.com.

HEADQUARTERS	New Orleans, LA	# OF LOCATIONS	607
OWNERSHIP	Driven Brands	YEARS IN BUSINESS	37

LEASE ABSTRACT

TENANT	Toxaway Automotive Snellville, LLC		
ADDRESS	3861 Stone Mountain Highway, Snellville, GA 30039		
RENT COMMENCEMENT	February 17, 2021		
LEASE EXPIRATION	February 16, 2036		
RENEWAL OPTIONS	Two (2) five (5) year options		
RENTAL INCREASES	YEAR	RENT	RETURN
	1	\$120,000	5.50%
	2	\$122,400	5.61%
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	4	\$127,345	5.84%
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	17-21 (Option 2)	2% Yearly Increases	TBD
REAL ESTATE TAXES	Tenant is responsible for all insurance costs.		
INSURANCE	Tenant shall, during the term of this Term, at its own cost and expense, keep, replace and maintain in good, safe, clean and sanitary condition and repair, or otherwise in compliance with all laws, ordinances, statutes and regulations, all improvements at any time erected on the Demised Premises, including all parking lot and sidewalk areas, all landscaping and site improvements constructed or installed on the Demised Premises.		
REPAIR & MAINTENANCE	None		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

The property has a signalized, hard-corner location along U.S. Route 78/Stone Mountain Highway, Snellville's primary thoroughfare, with excellent visibility and access to 75,800 vehicles per day directly in front of the site. The property benefits from its prime setting in a dense retail corridor and near major tourist attractions. The site is seven miles from Stone Mountain Park, the second-most-visited tourist attraction in the Southeast with over five (5) million annual visitors. The location is also surrounded by a strong mix of local and national retailers, including Lidl, City Farmers Market, The Home Depot, Burlington, PetSmart, Office Depot, Walgreens, LongHorn Steakhouse, Red Lobster, and many more. The property also conveniently serves as a gateway to Downtown Atlanta, the most populous city in Georgia (498,715 population).

The property is centrally located near major employers, important community amenities, and dense residential neighborhoods. 140,980 residents live within a five-mile radius, with a high average household income of \$99,626 within five miles of the property. The location benefits from its setting surrounded by several single family housing developments and townhouse/apartment complexes. Additionally, the property is poised for significant growth, with a projected average annual household income increase of 13 percent over the next five years.

ACCESS

Access from U.S. Route 78/Stone Mountain Highway and Veracruz Drive Southwest

TRAFFIC COUNTS

U.S. Route 78/Stone Mountain Highway: 75,800 AADT

PARKING

37 parking stalls, including one (1) handicap stall and eight (8) maintenance bays

YEAR RENOVATED

2021

NEAREST INTERNATIONAL AIRPORT

Hartsfield–Jackson Atlanta International Airport (ATL | 36 miles)



37
PARKING
STALLS



2021
YEAR
RENOVATED



75K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
HARTSFIELD–
JACKSON ATLANTA
INTERNATIONAL
AIRPORT

AREA OVERVIEW

Snellville is a suburb of Atlanta and is included in the Atlanta Metropolitan Statistical Area (MSA). Snellville's convenient Gwinnett County location, approximately 22 miles northeast of Atlanta and 39 miles west of Athens, as well as at the intersection of U.S. Highway 78 and Georgia Highway 124, has allowed it to prosper. Snellville is a regional shopping district, with people coming from Conyers, Covington, and Monroe to shop. The Scenic Highway retail corridor represents almost a billion dollars in retail sales. Snellville is also undergoing significant amounts of development, particularly in the downtown area. The Towne Center at Snellville project is a mixed-use development that will transform Downtown Snellville into a livable, walkable, business-friendly community.

Metro Atlanta is the most populous metro area in Georgia and the ninth largest MSA in the U.S. The Atlanta CSA spans up to 39 counties in North Georgia and one in North Carolina. It has an estimated population of six (6) million people, according to the 2020 census. Atlanta, which anchors the region, is one of 10 U.S. cities classified as an "alpha-world city" and is the third largest metropolitan region in the Southeast. Atlanta ranks fourth in the number of Fortune 500 companies headquartered within city boundaries. Over 75% of Fortune 1000 companies have a presence in the Atlanta area, and the region hosts offices of about 1,250 multinational corporations. Additionally, Hartsfield–Jackson Atlanta International Airport has been the world's busiest airport by passenger traffic since 1998, and by number of landings and take-offs from 2005 until 2013.

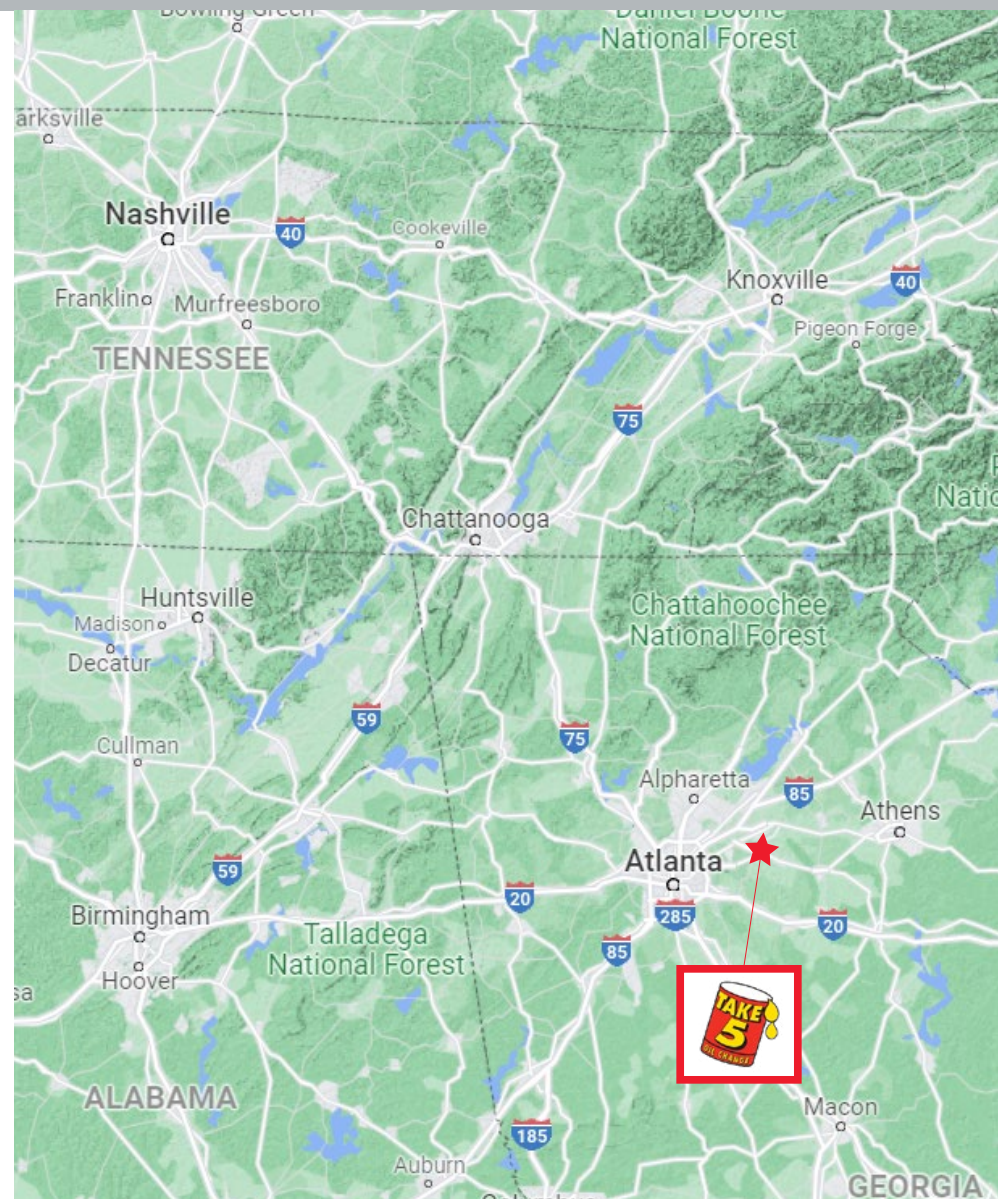
- » Gwinnett County is the second-most populous county in Georgia, with a population of 936,250 as of 2019.
- » A number of corporations are headquartered in Gwinnett County, including AGCO, NCR Corporation, American Megatrends, Primerica, and Waffle House. Various tourist locations are also located in the Gwinnett County area, including museums and community centers; the largest mall in Georgia, the Mall of Georgia; and Lake Lanier Islands, a primary recreational destination for the Atlanta area.
- » Several major national and international companies are headquartered in the Atlanta metro area, including seven Fortune 100 companies: The Coca-Cola Company, Home Depot, United Parcel Service, Delta Air Lines, AT&T Mobility, and Newell Rubbermaid.
- » As of 2013, Atlanta is the nation's fourth-largest city for number of high-tech establishments, the Southeast's largest technology city, and the nation's third largest cybercity in telecommunications services.

MAJOR EMPLOYERS IN METRO ATLANTA	# OF EMPLOYEES
EMORY UNIVERSITY/EMORY HEALTHCARE	32,594
DELTA AIR LINES, INC.	27,535
NORTHSIDE HOSPITAL INC.	23,600
GWINNETT COUNTY PUBLIC SCHOOLS	21,493
THE HOME DEPOT INC.	18,600
PUBLIX SUPER MARKETS	15,591
WELLSTAR HEALTH SYSTEMS	15,353
THE KROGER CO.	15,000
AT&T	15,000
UPS	14,594



DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
Population	8,053	58,969	149,475
Households	2,810	20,146	51,363
Families	2,035	15,694	40,012
Average Household Size	2.86	2.92	2.90
Owner Occupied Housing Units	1,959	16,425	43,718
Renter Occupied Housing Units	852	3,721	7,645
Median Age	36.1	38.8	40.1
Average Household Income	\$79,081	\$94,123	\$99,626
2026 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	8,482	61,986	156,814
Households	2,961	21,188	53,976
Families	2,133	16,437	41,866
Average Household Size	2.86	2.92	2.89
Owner Occupied Housing Units	2,104	17,414	46,007
Renter Occupied Housing Units	857	3,774	7,968
Median Age	36.4	39.0	40.3
Average Household Income	\$89,140	\$106,214	\$112,038



**AVERAGE HOUSEHOLD INCOME OF \$99,626
WITHIN FIVE MILES**



**POPULATION OF 149,475
WITHIN FIVE MILES**

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